

Government of the District of Columbia
ZONING COMMISSION



Zoning Commission Order No, 24

January 28, 1971

ORDERED:

That after public notice and hearing as prescribed by law, the following preliminary application for a planned development under Article 75 of the Zoning Regulations is found to be in accord with the public health, safety and welfare and is in harmony with the intent and purpose of the Zoning Regulations and is approved by the Zoning Commission subject to the elements, conditions and guidelines hereinafter set forth:

Case No, 69-37

Preliminary application under Article 75 of the Zoning Regulations for Planned Unit Development of part of Squares 1299 and 1300. Lots 992 and 984, Square 1299, Lots 930, 869, 815, 409, 428, 533, 534, 875, 874, 838, 332, 329, 330, 327 and 328, Square 1300, Property located at 2241-2551, 2312-2346, 2400, 2408 Wisconsin Avenue, N.W. and 2309-2419 37th Street, N.W. (Site consists of 3.4 acres) Also change from C-2-A and R-3 to C-3-A.

Guidelines and Standards for Final Submission under Article 75

1. The maximum height of building from the point of measurement shall not exceed 90 feet,
2. The maximum F.A.R. for the development shall not exceed 4.0 excluding penthouse and roof structures,
3. The development shall consist of buildings for general office use with retail and commercial uses below or on the first and second floors,

4. The parking spaces and off-street loading facilities shall be as provided in Article 72 and Article 73 of the Zoning Regulations, Such space shall be provided below grade.

5. Any retail uses shall be such as are designed to serve the neighborhood,

6. The developer shall provide a form of pedestrian access from 37th Street to Wisconsin Avenue.

7. The development shall take place in stages as proposed in the preliminary application with additional properties as may be added, The development will proceed in four stages as follows:

(a) Stage I - Lots 815, 533, 534 and 875 in Square 1300, This stage will go forward as soon as practicable after final Zoning Commission and Board of Zoning Adjustment approval,

(b) Stage II - Lots 869, 421 and 930 in Square 1300. This stage is to commence shortly following completion of Stage I but in no event later than between five and ten years from the date of approval,

(c) Stage III - Lots 984 and 992 in Square 1299, This stage is to be developed in approximately fifteen years,

(d) Stage IV - Additional properties in Square 1300, north of Stage I, located on the east side of 37th Street and on the west side of Wisconsin Avenue, N.W.


8. Change in zoning of the site from C-2-A and R-3 to C-3-A as proposed and shown on Exhibit No, 3,

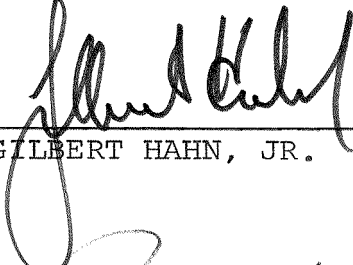
9. Applicant shall develop its final plans under Article 75 in accordance with the guidelines set forth herein.

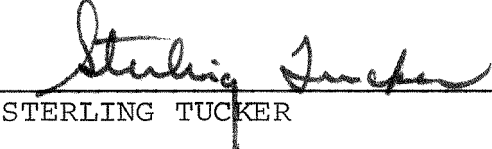
January 28, 1971

This preliminary approval shall be valid for a period of one (1) year,

Within one year of this preliminary approval, applicant shall submit a final application for review by the Zoning Commission.

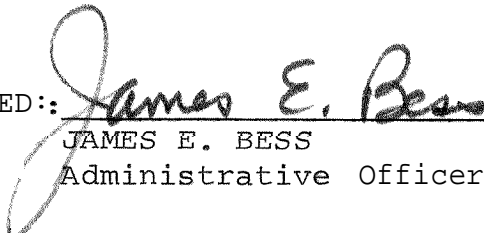

WALTER E. WASHINGTON


GILBERT HAHN, JR.


STERLING TUCKER


ROBERT C. HORNE

MARIO E. CAMPIOLI

ATTESTED: 
JAMES E. BESS
Administrative Officer